

**DEVELOPMENT SERVICES DEPARTMENT  
PROJECT STATUS REPORT  
March 5, 2015**

**DISCRETIONARY APPLICATIONS ON FILE**

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>CHANGED PLANS</b>				
CP 02-15-4739	AL	Admin	<i>Request:</i> Environmental remedial clean-up at an active Circle K fuel station. <i>Location:</i> 22381 El Toro Road <i>Applicant:</i> Michael Tye, Blaes Environmental Management, Inc.	Submitted February 18, 2015.
CP 02-15-4720	JM	Admin	<i>Request:</i> Placement of additional antennae at an existing wireless telecommunications facility (co-location) on El Toro Water District property. <i>Location:</i> 20732 ½ El Toro Road <i>Applicant:</i> Christine Kim	Submitted February 3, 2015. Screencheck sent February 24, 2015. Resubmitted March 3, 2015.
CP 01-15-4704	CT	Planning Commission	<i>Request:</i> To allow a reduction in the required amount of landscaping. <i>Location:</i> 25101 Front St, Light Industrial Area <i>Applicant:</i> Alex Mohamed – Southside Towing	Submitted January 12, 2015. Received revised plans from applicant on March 3, 2015. Variance was been re-categorized as a Changed Plan. See also: SDP 01-15-4703

GA – Gayle Ackerman, Director  
CT – Carrie Tai, Senior Planner  
RS – Ron Santos, Senior Planner

JM – Jennifer Mansur, Associate Planner  
AL – Amanda Lauffer, Assistant Planner

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>SITE DEVELOPMENT PERMITS</b>				
SDP 02-15-4736	RS	Planning Commission	<i>Request:</i> Establish a 33,138 square-foot youth sports club in existing building <i>Location:</i> 74 Icon <i>Applicant:</i> Joaquin Acosta, A4 Volleyball Club	Submitted February 17, 2015. Deemed incomplete / status letter sent March 4, 2015.
SDP 01-15-4714	PL	Admin	<i>Request:</i> Establishment of a 200 square foot office for the sale of automobiles (2 cars at a time). <i>Location:</i> 22792 Center Drive <i>Applicant:</i> Saeid Tarazoei	Submitted January 23, 2015. Approved on Friday, February 20, 2015.
SDP 01-15-4713	AL	Admin	<i>Request:</i> Model Home Complex for an approved project consisting of 164 attached homes on 17 acres <i>Location:</i> NE Corner of Alton Parkway and Catalina (PA 1A South in Shea/Baker Ranch Area Plan) <i>Applicant:</i> Gina Gordon, Shea Homes	Submitted January 23, 2015. Under interdepartmental review.
SDP 12-14-4695	RS	Admin	<i>Request:</i> Establish a new, unmanned, façade-mounted wireless telecommunication facility on existing Commercial building. <i>Location:</i> 22942 Ridge Route Drive <i>Applicant:</i> Erum Ahmed, DBA Verizon Wireless	Submitted 12/23/14. Screencheck Letter sent January 21, 2015.
SDP 12-14-4694	RS	Admin	<i>Request:</i> Establish a hydrogen fuel cell dispensing facility at an existing service station. <i>Location:</i> 20731 Lake Forest Drive <i>Applicant:</i> Danielle Cota, FirstElement Fuel c/o Black & Veatch	Submitted 12/23/14. Deemed incomplete / Screencheck letter sent January 23, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>SITE DEVELOPMENT PERMITS</b>				
SDP 12-14-4679	JM	PC	<i>Request:</i> Establish a 9,300 sq. ft. dance training center (moving from existing location at 16439 Rancho Parkway South, Suite 175) <i>Location:</i> 28 Rancho Circle <i>Applicant:</i> Heather Van Hulle, Xtreme Dance	Submitted 12/11/14. Deemed incomplete / Screencheck letter sent January 9, 2015. Tentatively scheduled for March 12, 2015 Planning Commission meeting.
SDP 11-14-4672	RS	Admin	<i>Request:</i> Establish outdoor storage and testing within an existing walled enclosure; add on-site parking spaces – in conjunction with an existing industrial use. <i>Location:</i> 25242 Artic Ocean Drive <i>Applicant:</i> Peter Ford – Quantum Technologies	Submitted 11/26/14. Revised plans submitted 12/1/14. Revised plans submitted January 21, 2015. Approved February 26, 2015.
SDP 9-14-4596	RS	PC/CC	<i>Request:</i> 52 unit single-family residential development on 5.75 acres <i>Location:</i> 25192 Commercentre Drive (SE Corner of Alton/Commercentre) <i>Applicant:</i> Jeremy Krout for Meritage Homes	Submitted 9/8/14. Screencheck sent 10/7/14. Resubmitted 11-5-2014 and 11-14-2014. See also GPA 9-14-4593, ZC 9-14-4594, TTM 17810. Deemed incomplete 12/11/14.
SDP 6-12-2697	JM	Staff	<i>Request:</i> Request to legalize additions to Avila's El Ranchito Restaurant <i>Location:</i> 24406 Muirlands Blvd. <i>Applicant:</i> Sal Avila	Submitted 6/28/12. Screencheck sent 7/26/12. Resubmitted 10/22/13. Screencheck sent 11/20/13. Met with applicant on February 26, 2015.
SDP 01-15-4700	CT	Planning Commission	<i>Request:</i> To construct 81 homes on 24 acres (Portola Northwest) <i>Location:</i> Portola Northwest / Northwest corner of Glenn Ranch Road / Saddleback Ranch Road <i>Applicant:</i> Scott Molloy, Baldwin & Sons.	Submitted January 7, 2015. Screencheck letter sent February 7, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
SITE DEVELOPMENT PERMITS				
SDP 01-15-4701 (processed concurrently with SDP 01-15- 4700)	CT	Planning Commission	<i>Request:</i> To construct a model home complex for a future tract containing 81 homes on 24 acres (Portola Northwest) <i>Location:</i> Portola Northwest / Northwest corner of Glenn Ranch Road / Saddleback Ranch Road <i>Applicant:</i> Scott Molloy, Baldwin & Sons.	Submitted January 7, 2015. Screencheck letter sent February 7, 2015.
SDP 01-15-4703	CT	Planning Commission	<i>Request:</i> To allow an 8'0" tall block wall at within the 20' front set back area. <i>Location:</i> 25101 Front St, Light Industrial Area <i>Applicant:</i> Alex Mohamed – Southside Towing	Submitted: January 12, 2015. Received revised plans from applicant on March 3, 2015 See also: VAR 01-15-4704

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
USE PERMITS				
UP 7-13-3463	BF	PC	<i>Request:</i> Attended recycling center at Heritage Hill shopping center. <i>Location:</i> 21751 Lake Forest Drive <i>Applicant:</i> Roy Hasson, Permit Advisors	Submitted 7/12/13. Screencheck sent 8/12/13. Resubmitted 10/17/14. Screencheck sent 11/4/14. Zoning Code Amendment is required prior to processing request. (See ZC 12-14- 4673). Applicant notified February 9, 2015.

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PLANNED SIGN PROGRAM				
PSP 01-15-4702	AL	PC	<i>Request:</i> Project identification and model home signage for Camden Square <i>Location:</i> 236 Primrose <i>Applicant:</i> Angela Meyer, Taylor Morrison	Submitted January 12, 2015. Under interdepartmental review. Planning Commission approved on February 26, 2015.
PSP 8-14-4574	RS	PC	<i>Request:</i> Revisions to existing Planned Sign Program to add new monument sign types and locations <i>Location:</i> 24280-24400 Swartz Drive (El Toro Square) <i>Applicant:</i> Anney Rosenthal-Hall	Submitted August 12, 2014. Screencheck sent September 9, 2014. Resubmitted January 8, 2015 and January 15, 2015. Planning Commission approved on February 26, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
TENTATIVE MAPS				
TPM 2014-184 (a.k.a. TPM 12-14-4696)	CT	PC	<i>Request:</i> Subdivision of 100-acre property owned by Southern California Edison to create three lots for the purposes of mitigation for Portola Center <i>Location:</i> South of Glenn Ranch Road, east of Definition and Icon, north of SR 241, west of Portola Center parcel <i>Applicant:</i> Stephen Haase, Baldwin & Sons	Submitted 12/28/14. Under interdepartmental review. Screencheck letter sent January 27, 2015.
TTM 17810	RS	PC/CC	<i>Request:</i> Subdivision of 5.75 acre site for development of 52 single-family homes. <i>Location:</i> 25192 Commercentre Drive (SE Corner of Alton/Commercentre) <i>Applicant:</i> Jeremy Krout for Meritage Homes	Submitted 9/8/14. Screencheck sent 10/7/14. Resubmitted 11/5/2014 and 11/14/2-14. See also GPA 9-14-4593, ZC 9-14-4594, SDP 9-14-4596. Deemed incomplete 12/11/14.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>TENTATIVE MAPS</b>				
TTM 17331	CT	PC/CC	<i>Request:</i> Amendment to approved Tentative Tract Map 17331 to reconfigure parcel 13 and adjust grading quantities <i>Location:</i> Serrano Summit, southern terminus of Indian Ocean Drive, Opportunities Study Area site #3 <i>Applicant:</i> Omar Dandashi, Lewis Operating Corp for IRWD	Submitted 12/4/13. See also AP 12-13-3733. Screencheck sent 1/16/14. Project on hold pending review of Standard Individual Permit by the Army Corps of Engineers.
TTM 17707	CT	PC/CC	<i>Request:</i> Subdivision of approximately 30 acres for single family and multi-family residential development. <i>Location:</i> 28201 Rancho Parkway (northwest corner of Rancho Parkway and Portola Parkway) <i>Applicant:</i> Larry Tucker, Baker Ranch Properties.	Submitted 12/16/13. See also GPA 12-13-3705 and ZC 12-13-3706. Screencheck sent 1/16/14. Resubmitted 3/3/14. Planning Commission workshop held 3/27/14. Public review period for environmental review (MND) 9/10/14-10/9/14. Tentatively scheduled for Planning Commission review March 26, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>AREA PLANS</b>				
AP 12-13-3733	CT	PC/CC	<i>Request:</i> Amendment to approved Serrano Summit Area Plan to reconfigure Planning Area 13 and adjust grading quantities <i>Location:</i> Serrano Summit, southern terminus of Indian Ocean Drive, Opportunities Study Area site #3 <i>Applicant:</i> Omar Dandashi, Lewis Operating Corp for IRWD	Submitted 12/4/13. See also TTM 17331. Screencheck sent 1/16/14. Project on hold pending review of Standard Individual Permit by the Army Corps of Engineers.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>GENERAL PLAN AMENDMENTS</b>				
GPA 9-14-4593	RS	PC/CC	<i>Request:</i> Change 5.75 acre site from Light Industrial to Low-Medium Density Residential <i>Location:</i> 25192 Commercentre Drive (SE Corner of Alton/Commercentre) <i>Applicant:</i> Jeremy Krout for Meritage Homes	Submitted 9/8/14. Screencheck sent 10/7/14. Resubmitted 11/5/2014 and 11/14/2014. See also ZC 9-14-4594, TTM 17810, SDP 9-14-4596. Deemed incomplete 12/11/14.
GPA 12-13-3705	CT	PC/CC	<i>Request:</i> Amend General Plan Land Use designation to allow residential development on a property currently designated for Commercial Uses. <i>Location:</i> 28201 Rancho Parkway (northwest corner of Rancho Parkway and Portola Parkway) <i>Applicant:</i> Larry Tucker, Baker Ranch Properties	See also ZC 12-13-3706. See also TTM 17707, ZC 12-13-3706. Submitted 12/2/13. Screencheck sent 1/2/14. Planning Commission Workshop held 3/27/14. Public review period for environmental review (MND) 9/10/14-10/9/14. Tentatively scheduled for Planning Commission review March 26, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>ZONE CHANGES</b>				
ZC 12-14-4688	RS	PC/CC	<i>Request:</i> City-initiated Zone Change to update the City's wireless ordinance <i>Location:</i> Citywide <i>Applicant:</i> City-Initiated	Initiated 6/18/2014 from direction on 6/17/2014 City Council meeting. Planning Commission workshops held on July 10, 2014, August 28, 2014, and October 9, 2014. Workshop with wireless carriers held on July 25, 2014. Ordinance preparation in process, in coordination with the City Attorney's office. Note: New FCC regulations scheduled to take effect in April 2015.
ZC 12-14-4673	BF/JM	PC/CC	<i>Request:</i> Various minor refinements and clarifications to the City's Zoning Ordinance, including 1) Amend Land Use Matrix to reflect both commercial and industrial uses allowed within the Lake Forest Planned Community, in accordance with the General Plan Designation of Business Park; 2) addition of farm worker housing definition and regulations; 3) clarify the different types of recycling facilities; and 4) and correction of erroneous references. <i>Location:</i> Citywide <i>Applicant:</i> City-Initiated	Initiated December 1, 2014.



CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>ZONE CHANGES</b>				
ZC 9-14-4594	RS	PC/CC	<i>Request:</i> Rezone 5.75 acre site from Pacific Commercentre P.C. – High Technology to residential (designation to be determined) <i>Location:</i> 25192 Commercentre Drive (SE Corner of Alton/Commercentre) <i>Applicant:</i> Jeremy Krout for Meritage Homes	Submitted 9/8/14. Screencheck sent 10/7/14. Resubmitted on 11/5/2014 and 11/14/2014. See also GPA 9-14-4593, TTM 17810, SDP 9-14-4596. Deemed incomplete on 12/11/14.
ZC 12-13-3706	CT	PC/CC	<i>Request:</i> Amend Zoning designation to allow residential development on a property designated for Urban Activity Uses in the Baker Ranch Planned Community. <i>Location:</i> 28201 Rancho Parkway (northwest corner of Rancho Parkway and Portola Parkway) <i>Applicant:</i> Larry Tucker, Baker Ranch Properties	See also GPA 12-13-3705. See also TTM 17707, GPA 12-13-3705. Submitted 12/2/13. Screencheck sent 1/2/14. Planning Commission workshop held 3/27/14. Public review period for environmental review (MND) 9/10/14-10/9/14. Tentatively scheduled for Planning Commission review March 26, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
<b>OTHER</b>				
Street Names	CT	CC	<i>Request:</i> Street names for Portola Center	Submitted 10/10/14. Resubmitted on January 23, 2015. Comments provided to applicant February 18, 2015. Tentatively scheduled for City Council March 17, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
OTHER				
PCN 01-15-4715	GA	Staff / PC	<i>Request:</i> Determination of Public Convenience or Necessity for a new Type 20 (off-sale beer and wine) License from the Department of Alcoholic Beverage Control <i>Location:</i> 24882 Ridge Route (Muirlands Beer and Wine) <i>Applicant:</i> Majid Jannatipour	Submitted January 26, 2015. Screencheck sent February 18, 2015.
PCN	JM/GA	Staff/PC	<i>Request:</i> Determination of Public Convenience or Necessity for a new Type 20 (off-sale beer and wine) License from the Department of Alcoholic Beverage Control <i>Location:</i> 21721 Lake Forest Drive (Mobil Gas Station) <i>Applicant:</i> JHM Lake Forest Petroleum Corp.	Submitted 3/24/14. Denied 4/23/14. Appeal filed 5/2/14. Scheduled for Planning Commission review 6/12/14. Applicant requested continuance to 8/28/14. Continued to 8/28/14. Planning Commission approved 8/28/14. Appeal filed 9/17/14. City Council hearing date on 12/16/14. Continued to 2/17/15. Denied without prejudice by the City Council on February 17, 2015.

CASE NO.	STAFF	APPROVAL BODY	DESCRIPTION	STATUS
OTHER				
PCN	JM/GA	Staff/PC/CC	<p><i>Request:</i> Determination of Public Convenience or Necessity for a new Type 20 (off-sale beer and wine) License from the Department of Alcoholic Beverage Control</p> <p><i>Location:</i> 23829 El Toro Road (99Cent only Store)</p> <p><i>Applicant:</i> Alcoholic Beverage Consulting</p>	<p>Submitted 9/16/13. Screencheck sent 9/24/13. Resubmitted 1/6/14. Denied 3/12/14. Appeal submitted 3/27/14. Planning Commission hearing on appeal 4/24/14 continued to 5/8/14, continued to 6/12/14, continued to 7/10/14. Planning Commission issued determination of PCN on 7/10/14. This action is subject to a 15 day appeal period which ends on July 28, 2014.</p> <p>Appeal filed 7/28/14. Scheduled for City Council hearing on 9/2/14, continued. Scheduled for March 3, 2015 City Council meeting. Item removed from calendar at applicant's request.</p>
PCN	JM/GA	Staff/PC/CC	<p><i>Request:</i> Determination of Public Convenience or Necessity for a new Type 20 (off-sale beer and wine) License from the Department of Alcoholic Beverage Control</p> <p><i>Location:</i> 26542 Towne Centre Drive (99Cent Only Store)</p> <p><i>Applicant:</i> Alcoholic Beverage Consulting</p>	<p>Submitted 9/16/13. Screencheck sent 9/24/13. Resubmitted 1/6/14. Denied 3/12/14. Appeal submitted 3/27/14. Planning Commission hearing on appeal 4/24/14 continued to 5/8/14, continued to 6/12/14, continued to 7/10/14. Planning Commission denied PCN determination on 7/10/14. This action is subject to a 15 day appeal period which ends on July 28, 2014.</p> <p>Appeal filed 7/28/14. Scheduled for City Council hearing on 9/2/14, continued. Scheduled for March 3, 2015 City Council meeting. Item removed from calendar at applicant's request.</p>